TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 4

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Property	ID:	R37747

Property Information

property address:	405 E 31ST ST	
legal description:	PHILLIPS, BLOCK 25	
owner name/address:	FRIEDA, MARY M	
	% BEAUTY SHOP	
	PO BOX 136	
	BRYAN, TX 77806-0136	
full business name:		
land use category:	<u> </u>	type of business:
current zoning:(lot area (square feet):		occupancy status: VACANT
lot area (square feet):	9250	frontage along Texas Avenue (feet):
lot depth (feet):		sq. footage of building: 125
property conforms to:	☐ min. lot area standards	□ min. lot depth standards □ min. lot width standards
Improvements		
# of buildings:	building height (feet):	# of stories:
type of buildings (spec	cify): <u>w = (5)</u>	
building/site condition	: 3	
buildings conform to 1	minimum building setbacks:	yes □ no (if no, specify)
approximate construct	ion date: 70 accessible to the	e public: ≱yes □ no
		valks along Texas Avenue: □ yes □ no
	yes no (specify)	·
•	· · · · · · · · · · · · · · · · · · ·	(pipe fences, decks, carports, swimming pools, etc.)
Freestanding Signs		
⊐yes ≱no		□ dilapidated □ abandoned □ in-use
# of signs:	type/material of sign:	•
emoval of any dilapid	ated signs suggested? ves	no (specify)
Off-street Parking		
mproved: ∦yes □ no	parking spaces striped: E	yes no # of available off-street spaces:
	s concrete □ other	
		ficient off-street parking for existing land use: yes no
		The first of street parking for existing faile use. If yes if no
	ders: □ yes ☑ no:	landscaped islands: □ yes 😽 no
) y	initiosuped initios. L. yes — L'IIO

if was which anac			□ curb ramps		osure(s) suggest	ed: Liyes L
i yes, which ones.	<u> </u>					
- and adjacent come	ration requirements	e' n vec no	meet on	nosite senaratio	n requirements:	
neet aujacem sepa	ration requirement	s. Lyes Life	шест ор	posite separatio)
Landscaping						
yes □ no (if none is present)	is there room fo	r landscaping or	the property?	□ yes □	no
comments:						
Outside Storage						
	ecify)					
	(Type of n	nerchandise/ma	terial/equipment	stored)		
dumpsters present:	□ yes ▼no		psters enclosed: いしド	□ yes □ no		
Miscellaneous						
is the property adjo	oined by a residenti	al use or a resid	lential zoning di	strict?		
yes □ no	(circle one)	resident	ial use	resi	dential zoning d	listrict
is the property day	elopable when requ	uired buffers ar	e observed?	□ yes	□ no	
is the property dev						
		s. what could he	elp make this a o		perty?	
		s, what could he	elp make this a c		perty?	
		s, what could h	elp make this a c		perty?	
		s, what could h	elp make this a c		perty?	
if not developable	to current standard	s, what could h	elp make this a c		perty?	
if not developable	to current standard	s, what could h	elp make this a c		perty?	
accessible to alley:	to current standard			levelopable pro		
if not developable accessible to alley: Other Comments	to current standard			levelopable pro		
if not developable accessible to alley: Other Comments	to current standard			levelopable pro		
if not developable accessible to alley: Other Comments	to current standard			levelopable pro		
if not developable accessible to alley: Other Comments	to current standard			levelopable pro		
accessible to alley:	to current standard			levelopable pro		
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accessible to alley:	to current standard			levelopable pro		